

Board of Assessors Meeting
Thursday March 14, 2013 @ 6:30pm
Meier Room, Abington Town Hall

Present: Tracey Derbes, Chairperson
Michael Cunningham, member
Paul Zakrzewski, member
Jack Pistorino, Deputy Assessor
Jodie Hurst, Recorder

Meeting partially recorded via digital recorder

Tracey Derbes called the meeting to order at 6:40 pm.

Prior Minutes:

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to approve the February 21st, 2013 minutes. 2-0 vote in favor. Paul Zakrzewski abstained, because he was not at the February 21st meeting.

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski to approve the November 1st, 2012 minutes, as amended (after fixing one grammatical error). Unanimous vote in favor.

VOTED: Motion by Paul Zakrzewski, seconded by Tracey Derbes to approve the December 6th, 2012 minutes. 2-0 vote in favor. Mike Cunningham abstained, because he was not at the December 6th meeting.

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski to approve the January 3rd, 2013 open session minutes. Unanimous vote in favor.

Discussion ensued on the January 16th minutes and the use of a recording device. A transcript and summary had been provided at the previous meeting. Paul Zakrzewski felt that if a recorder was going to be used, he would prefer full transcripts of the meetings. The Deputy Assessor reiterated his stance from the previous meeting that full transcripts were too time-consuming. Tracey Derbes indicated she thought it was a good idea to have the recording, as back-up, but that summaries of the meetings would be fine. Mike Cunningham indicated that if all meetings weren't recorded then perhaps if a meeting was anticipated to be controversial the Board could vote, at that meeting, to use a recorder. Paul Zakrzewski indicated he felt ending the use of a recorder would stop a lot of controversy for the Board. The Board eventually agreed to no longer use a recorder, unless controversy was anticipated.

VOTED: Motion by Paul Zakrzewski, seconded by Mike Cunningham to approve the January 16th 2013 summary, to destroy the recording, and to shred the transcript. Unanimous vote in favor.

Recorder was turned off.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to approve the January 3rd, 2013 executive session minutes. Unanimous vote in favor.

The following documents were signed:

- Month-end for excise, real/personal property abatements, exemptions
- Two excise denials. One was a duplicate application; the other would have resulted in an abatement of under \$5.
- Monthly excise
- Exemptions
- One tax deferral
- Two Clause 18 exemptions. Mr. Proctor received \$1000. Mr. McClay's exemption was voted on during the February 21st meeting, but no amount was indicated. The vote was ratified at this meeting and he received \$1500.
- Two excise exemptions were granted for disabled veterans, Mr. Lee and Mr. Curtin will be considered grandfathered going forward.

Personal Property Abatements:

- Beyond Graphics, Account 109960. Location: 1035 Bedford St unit 101 (Owner not present for hearing)

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski to deny abatement due to late filing. Unanimous vote in favor of denial.

- Michael Noonan Tree and Landscape. Account 110020, Location: 63 Mulberry St (Owner not present for hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski to adjust assessed value of \$19,200 to \$2,730 per a data correction. Unanimous vote in favor.

Real Estate Abatements:

- 94 Park Ave. Map 32 Lot 18. Owner: James DeFrancisco & Annette Giannini (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski to adjust assessed value of \$355,200 to \$338,300 due to a data correction. Unanimous vote in favor.
- 98 Patricia Dr. Map 43 Lot 24. Owner: John & Dawn Osgood (not present at hearing)

The value of the property went up after data corrections were made as a result of the abatement inspection. The Board tabled this abatement application until after they could discuss the abatement application for 110 Patricia Drive.

- 110 Patricia Dr. Map 43 Lot 23. Owner: Mark & Erin Trabucco (not present at hearing)
Data corrections brought the value down to \$604,300. Mike Cunningham suggested adjusting it down to \$600,000. Paul Zakrzewski suggested adjusting it down to \$575,000. Discussion ensued.
VOTED: Motion by Paul Zakrzewski, seconded by Mike Cunningham to adjust assessed value of \$652,200 to \$575,000 per a BOA decision. Unanimous vote in favor.
- 98 Patricia Dr. Map 43 Lot 24. Owner: John & Dawn Osgood (not present at hearing)
VOTED: Motion by Paul Zakrzewski, seconded by Mike Cunningham to adjust assessed value of \$721,000 to \$699,000 per a BOA decision. Unanimous vote in favor.
- 14 Plymouth St. Map 53 Lot 128. Owner: Daniel & Muriel Brown (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to adjust assessed value of \$253,400 to \$240,700 due to a data correction. Unanimous vote in favor.
- 265 Orchard Ln. Map 37 Lot 54. Owner: Steven & Anne Marie Varney (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to adjust assessed value of \$427,500 to \$402,600 due to a data correction. Unanimous vote in favor.
- 21 Harvest Rd. Map 58 Lot 88. Owner: John & Giovanna Locicero (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to adjust assessed value of \$423,600 to \$375,200 due to a data correction. Unanimous vote in favor.

Tracey Derbes steps down as Chairman to participate in the discussion on her abatement application. Mike Cunningham will act as temporary Chair.

- 22 Adley Dr. Map 45 Lot 2. Robert Derbes Jr. & Tracey Derbes (Owner present at hearing)
VOTED: Motion by Paul Zakrzewski, seconded by Mike Cunningham, to adjust assessed value of \$600,300 to \$563,000 per a BOA decision. 2-0 vote in favor. Tracey Derbes abstained, because it was her property.
- 182 Groveland St. Map 14 Lot 24. Owner: David & Theresa Brodie (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to deny abatement. Unanimous vote in favor of denial.
- 15 Davis St. Unit 3. Map 3 Lot 98 Unit 3. Owner: Geraldine Owen (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to deny abatement. Unanimous vote in favor of denial.
- 313 Adams St. Map 53 Lot 167. Owner: Nikjan, LLC (not present at hearing)
VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes, to adjust assessed value of \$800,100 to \$650,100 due to a data correction. 2-0 vote in favor. Paul Zakrzewski abstained because he had bid to buy the building at one point.
- 2 Mahoney Cir. Map 8 Lot 45. Owner: Lawrence & Joan Lee (not present at hearing)
The Deputy Assessor has still not received comps from the applicant and suggests denial. Paul Zakrzewski indicated he would ask the applicant, a neighbor, for comps. This abatement will be tabled until the next meeting.

Discussion on the topics of a charter change and adding 'items not anticipated' to the Assessors agenda ensued.

Mike Cunningham indicated that he felt the Deputy Assessor should be under the Board of Assessors and should be autonomous from the Town Manager. He indicated that the Deputy Assessor's title should potentially be changed to Administrative Assessor or Principle Assessor. The Deputy Assessor indicated that some towns call the position Chief Assessor. Paul Zakrzewski indicated that he would like Mike Cunningham to pursue the change. Mike Cunningham is willing to go to the Charter committee. Mike Cunningham indicated that this may mean the Deputy Assessor would have an employment contract, which he currently does not have.

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to investigate the steps involved in making a charter change. Unanimous vote in favor.

Mike Cunningham also wanted to discuss adding, 'Items not reasonably anticipated' on to each agenda going forward. He indicated that the Board didn't have to add it, but that we would like to discuss it because it may prove helpful to have it on the agenda.

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to add 'Items not reasonably anticipated' on all future BOA agendas. Unanimous vote in favor.

Further discussion ensued on this topic. Information from the Kopelman & Paige PowerPoint presentation was discussed. The Board re-considered their vote.

VOTED: Motion by Mike Cunningham, seconded by Paul Zakrzewski, to rescind their previous vote, and not add 'Items not reasonably anticipated' to their agendas. Unanimous vote in favor of removing that item.

Mike Cunningham departed the meeting at 8:45pm due to a prior obligation.

The Deputy Assessor informed the Board about the potential for an 8 of 58 request on 114 Old Farm Road. Paul Zakrzewski indicated he would prefer the Deputy Assessor pursue an exemption for the property as opposed to the 8 of 58. The Deputy Assessor let the Board know he would keep them informed on this topic.

The January overlay and overlay estimates were given to the Board.

The Deputy Assessor updated the Board on ATB cases, indicating that one had been denied (for the applicant) and one had been granted (for the applicant).

A ZBA decision letter was given to the Board.

VOTED: Motion by Paul Zakrzewski, seconded by Tracey Derbes to adjourn the meeting. 2-0 vote in favor. Mike Cunningham absent for vote.

The meeting ended at 9:05pm.

Exhibit list attached